



MEMORANDUM

March 8, 2012

TO: Historic District Commission

FROM: Robin D. Ziek, Historic Preservation Planner

SUBJECT: King Farm Farmstead House – reuse by daycare/Montesorri School
HDC2012-00572

Attached please find an application for a Courtesy Review that had been scheduled for March 15, 2012. This application has been publically noticed, including the posting of a sign and with postcard notices sent to all residents within 500' of the subject property.

The applicant has requested postponement of the Courtesy Review until the April 19, 2012 HDC meeting. Staff will provide a staff report for that meeting.

These materials are presented to you at this time to provide additional information when you visit the site ahead of the April meeting.

If you have any questions, please do not hesitate to contact me at 240-314-8230.

Attachments:

1. Courtesy Review Application, dated 3/1/12

cc: Robert O Eisinger
S. Muhsin
Burt Hall
Chris Henry
Steve Mader



City of Rockville
Department of Community Planning and Development Services
Historic Preservation Office
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
www.rockvillemd.gov/historic

RECEIVED
MAR 01 2012
COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

HDC

APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION: KING FARMSTEAD

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE	PROPERTY ADDRESS		
	NUMBER, STREET & ZIP		
	SUBDIVISION	LOT	BLOCK
	ZONING	TAX ACCOUNT NO.	PROPERTY SIZE (in square feet)
	1101 GRAND CHAMPION DR. ROCKVILLE		
		PARCEL A	A
APPLICANT*	NAME		MAILING ADDRESS - NUMBER, STREET, CITY, STATE, ZIP
	FIRST	LAST	PHONE / FAX / E-MAIL
	SITHY	MUHSIN	FAMILY ACADEMY OF BETHESDA INC 4324 MONTGOMERY AVE BETHESDA MD 20814
			301-656-5437 301-208-6700
PROPERTY OWNER	FIRST	LAST	
	BUNT <td>HALL <td>CITY OF ROCKVILLE ROCKVILLE CITY GOVERNMENT</td> </td>	HALL <td>CITY OF ROCKVILLE ROCKVILLE CITY GOVERNMENT</td>	CITY OF ROCKVILLE ROCKVILLE CITY GOVERNMENT
ARCHITECT Registration #	COMPANY		
	LAST	FIRST	
	15225	SCHWARTZMAN	STEVE S. SCHWARTZMAN, AIA, LEED, AP ARCHITECT
SCOPE OF WORK			
<input checked="" type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY	
<input checked="" type="checkbox"/> SIDING/TRIM	<input checked="" type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS	
<input checked="" type="checkbox"/> SIGNAGE	<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE	
<input type="checkbox"/> PARKING LOT	<input checked="" type="checkbox"/> ROOFING	<input checked="" type="checkbox"/> NEW CONSTRUCTION	
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input type="checkbox"/> OTHER	

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

Description of the proposed work in brief (attach additional sheets as necessary): RENOVATION OF MAIN FARMHOUSE AND CONSTRUCTION OF FIRE CODE ITEMS + IMPROVEMENTS, ALONG WITH FENCING, + PLAYGROUND FOR USE AS A DAYCARE AND MONTESSORI SCHOOL

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

ROBERT D. EISINGER

Signature of Applicant

Agent for FAMILY ACADEMY OF BETHESDA

TO BE COMPLETED BY STAFF

Application #: HDC 2012-00572
Public Hearing Date: _____
Decision ☐ Approved ☐ Staff Approval
☐ Denied ☐ Approved w/conditions
45 Day Review Date: _____
Staff reviewer: _____

Received by: Kobin Zick
Accepted by: 3/1/2012
Date: 3/1/2012

See reverse side
Revised 3/07



City of Rockville
Department of Community Planning and Development Services
Historic Preservation Office
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
www.rockvillemd.gov/historic

HDC

SUBMITTAL PROCEDURES FOR HISTORIC DISTRICT COMMISSION (HDC) CERTIFICATE OF APPROVAL

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, please sign below to acknowledge your understanding.

1. PRE-APPLICATION MEETING

A pre-application meeting with the historic preservation staff is recommended prior to filing all applications. Please call the preservation office at 240-314-8230 to schedule a meeting with staff.

2. COMPLIANCE WITH GUIDELINES

Projects must comply with the City's *Technical Guides for Exterior Alterations*, available via the Internet at www.rockvillemd.gov/historic/tech-guides.html or in printed form at the Department of Community Planning and Development Services.*

3. FILING LOCATION

Applications must be filed with the City of Rockville Community Planning and Development Services Department at 111 Maryland Avenue, Rockville, MD. Applications will not be accepted until they are determined to be complete by City staff. The application must be filed by the last Tuesday of the month prior to the scheduled Historic District Commission meeting.

4. INSPECTION OF THE PROPERTY

Members of the Historic District Commission and City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

5. HEARING/MEETING APPEARANCE

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month, in the Mayor and Council Chambers at City Hall at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present his/her case before the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

6. FILING DEADLINES

Applications are due by the last Tuesday of the month preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is maintained by the Planning Division.

7. SIGN

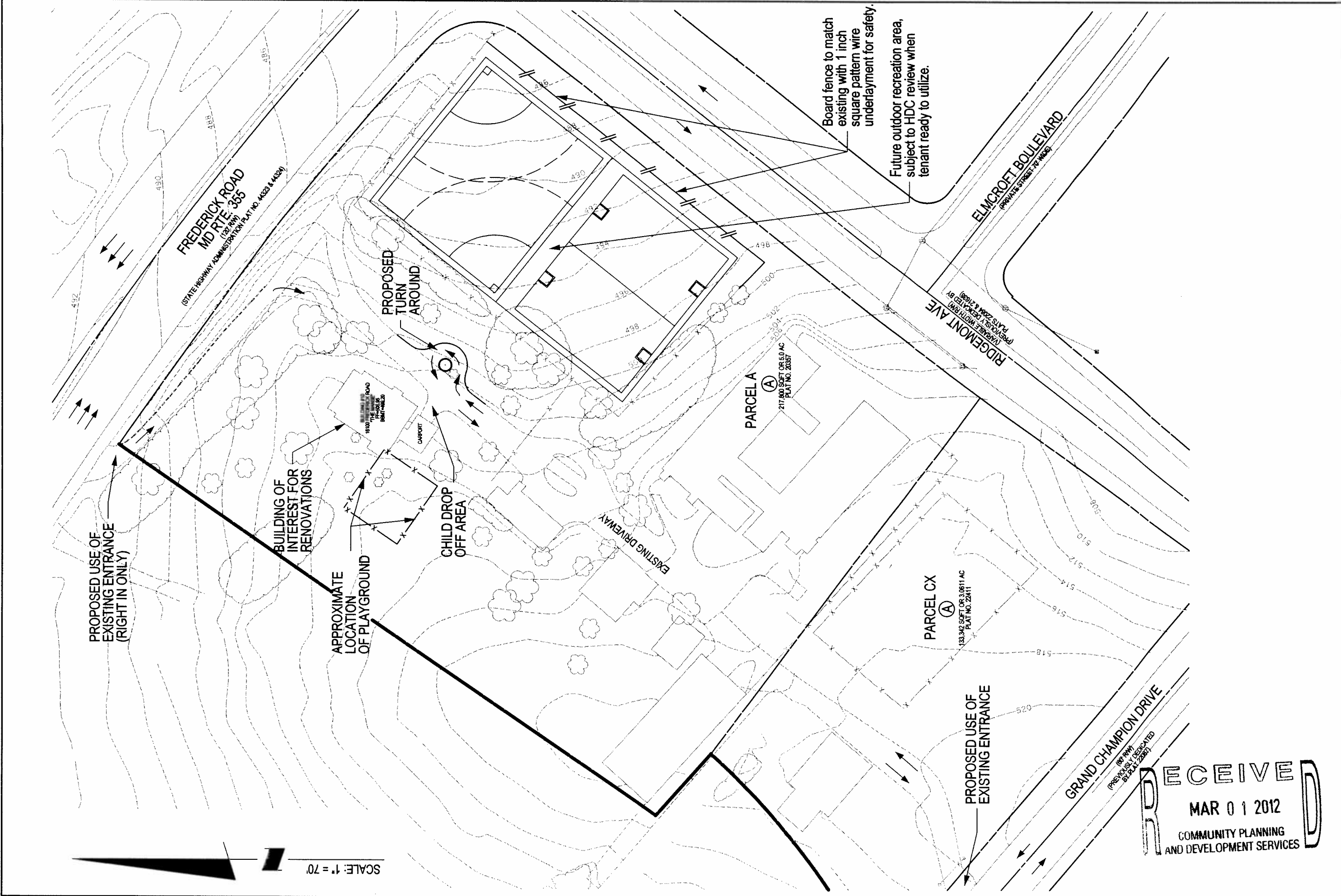
A sign will be posted by the City staff on the property announcing the public hearing by the Historic District Commission approximately one week prior to the meeting.

FAMILY ACADEMY OF BETHESDA
Annexation, Agent
Applicant's Signature *ROBERT O. EISINGER*
March 1, 2012
Date

*In addition to the City's Technical Guides for Exterior Alterations (see #2 above), applicants may also find it useful to consult the following publications:

- The Secretary of the Interior's Standards for Rehabilitation: www.cr.nps.gov/hps/tps/standards/rehabilitation.htm
- The HDC's Adopted Architectural Design Guidelines: www.rockvillemd.gov/historic/guidelines1977.htm

The original of this drawing document was prepared by Loiederman Soltesz Associates, Inc. (LSA). If this document was not obtained directly from LSA and/or it was transmitted electronically, LSA cannot guarantee that unauthorized changes and / or alterations were not made by others. If verification of the information contained hereon is needed, contact should be made directly with LSA. LSA makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.



Loiederman Soltesz Associates, Inc.
2 Research Place, Suite 100
Rockville, MD 20850
301.948.2750 FAX.301.948.9067



King Farm Family Academy

Base Exhibit

DATE 2/29/12

SCALE 1"= 70'

JOB NO. 1882-01-00

NOTES:

1. BUILDING EXTERIOR TO HAVE ALL PAINT STRIPPED AND THEN REPAINT COLOR TO MATCH EXISTING. CONTRACTOR TO TEST EXISTING PAINT FOR LEAD AND TAKE REQUIRED PRECAUTIONS IF NECESSARY WHEN PROCEEDING WITH WORK.
2. EXISTING SHUTTERS TO BE REPLACED AS NECESSARY. ALL SHUTTERS TO BE PAINTED TO MATCH EXISTING.

RECEIVED
MAR 01 2012
COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

KEY:

- EXISTING WALLS
- EXISTING BEARING WALLS (TO BE VERIFIED IN FIELD)
- EXISTING WALLS, STAIRS, DOORS ETC. TO BE REMOVED
- NEW HEADER AS REQUIRED BY STRUCTURE

Attachment 1
Steven S. Schwartzman, AIA, LEED-AP
Architect
4415 Fairfield Dr.
Bethesda, MD 20814
tel: 240.401.9772
e-mail: sss5717@gmail.com

King Farm Day Care Center
1101 Grand Champion Drive
Rockville, MD 20850

**FAMILY ACADEMY
OF BETHESDA**

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
Licence number 15225
expiration date 11/30/2013

City Submission 02/28/2012

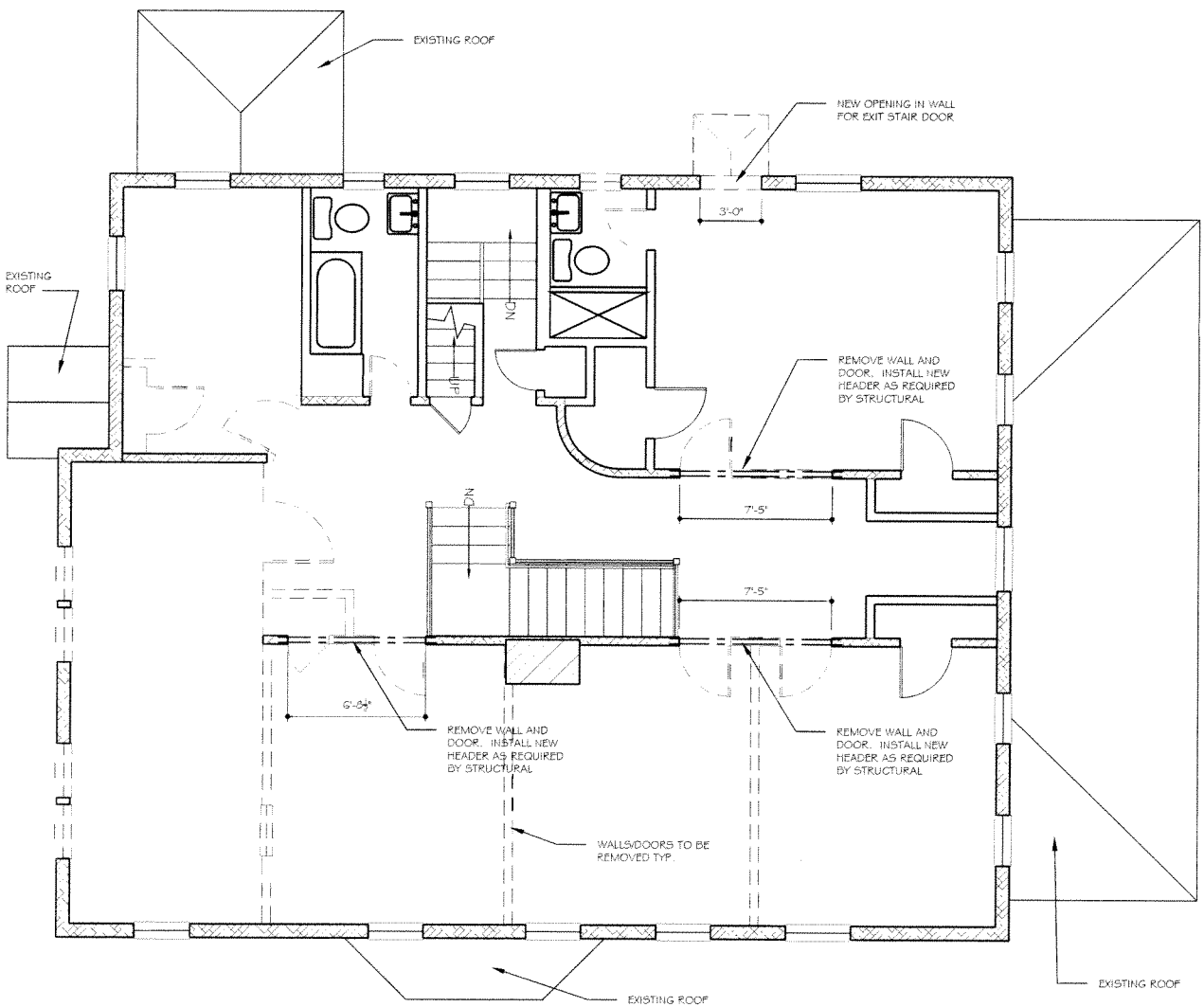
Professional Seal

Project No: 1201

Plans

Scale: As Noted

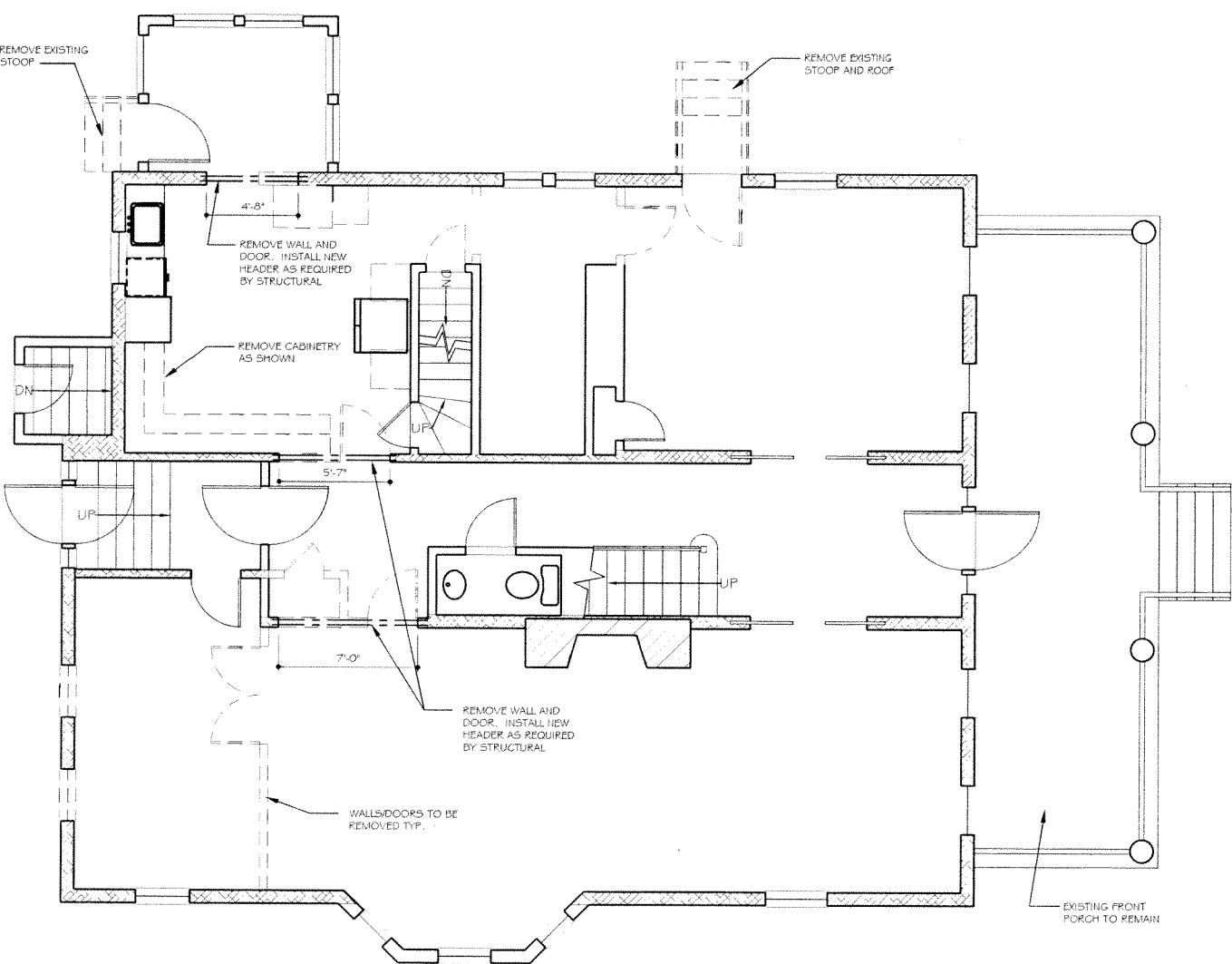
A-1



2ND FLOOR DEMOLITION PLAN

2

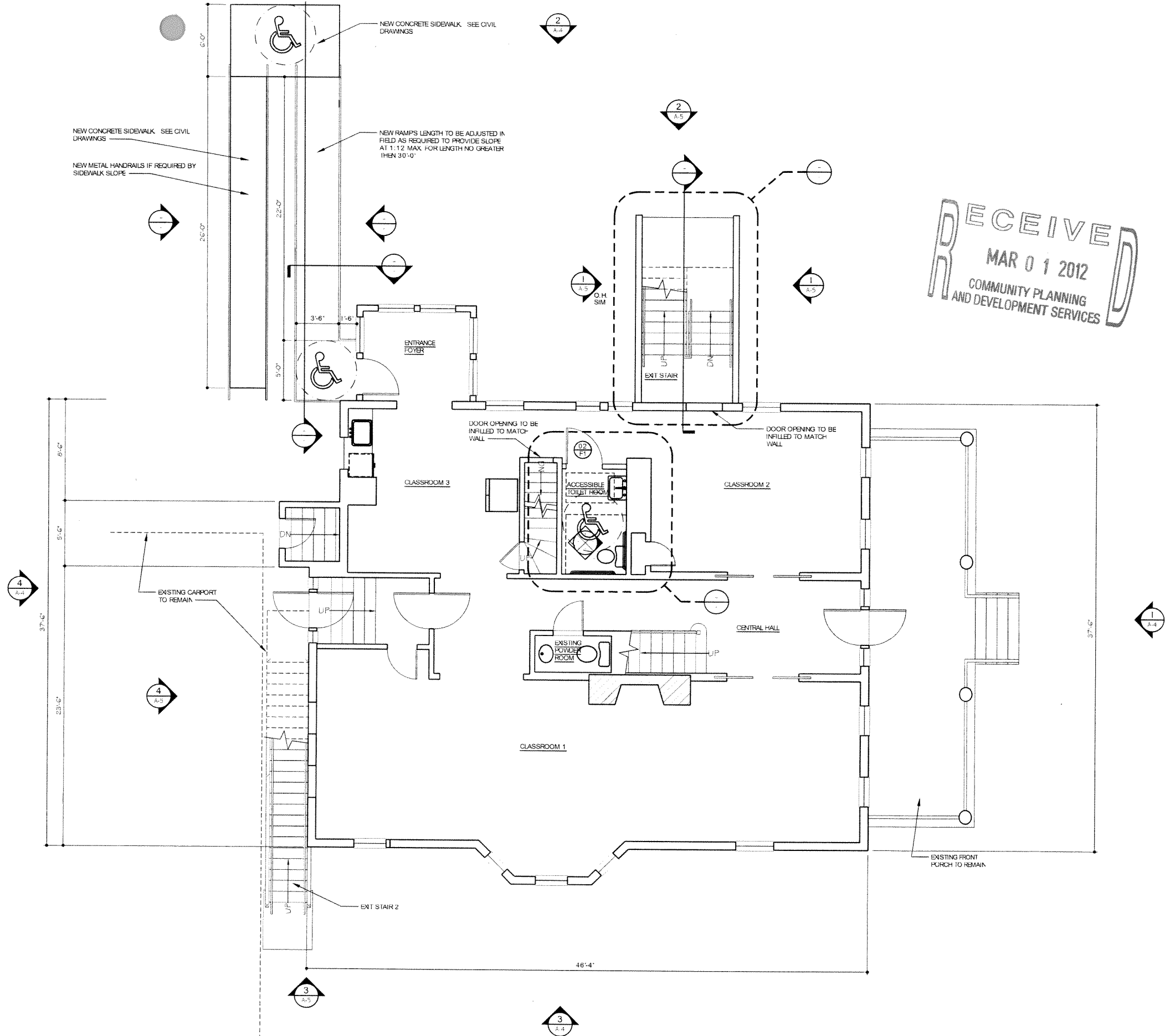
1/4" = 1'-0"



GROUND DEMOLITION PLAN

1/4" = 1'-0"

- NOTES:
1. ALL DIMENSIONS ARE BASED ON DOCUMENTATION PROVIDED BY BUILDING OWNER (CITY OF ROCKVILLE) AND RE-VERIFICATION IN FIELD FOR ACTUAL CONDITIONS.
 2. ALL RAMP AND STAIRS ARE ESTIMATED FOR DESIGN PURPOSES AND MUST BE ADJUSTED AS REQUIRED PER FIELD CONDITIONS TO MEET BUILDING CODES.
 3. BUILDING TO BE FULLY SPRINKLERED PER NFPA 13R.
 4. EXISTING BUILDING IS CONSTRUCTION TYPE V.



GROUND FLOOR PLAN

1/4" = 1'-0"

Attachment 1

4415 Fairfield Dr.
Bethesda, MD 20814
tel 240.401.9772
e-mail sss5717@gmail.com

King Farm Day Care Center

1101 Grand Champion Drive
Rockville, MD 20850

FAMILY ACADEMY
OF BETHESDA

I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Maryland,
Licence number 15225
expiration date 11/30/2013

City Submission 02/28/2012

Professional Seal

Project No: 1201

Scale:

Steven J. Schwartzman, AIA, LEED
Architect
4415 Fairfield Dr.
Bethesda, MD 20814
tel 240.401.9772
e-mail sss5717@gmail.com

King Farm Day Care Center

1101 Grand Champion Drive
Rockville, MD 20850

FAMILY ACADEMY
OF BETHESDA

I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Maryland,
Licence number 15925
expiration date 11/30/2013

City Submission 02/28/2012

Professional Seal



Project No: 1201

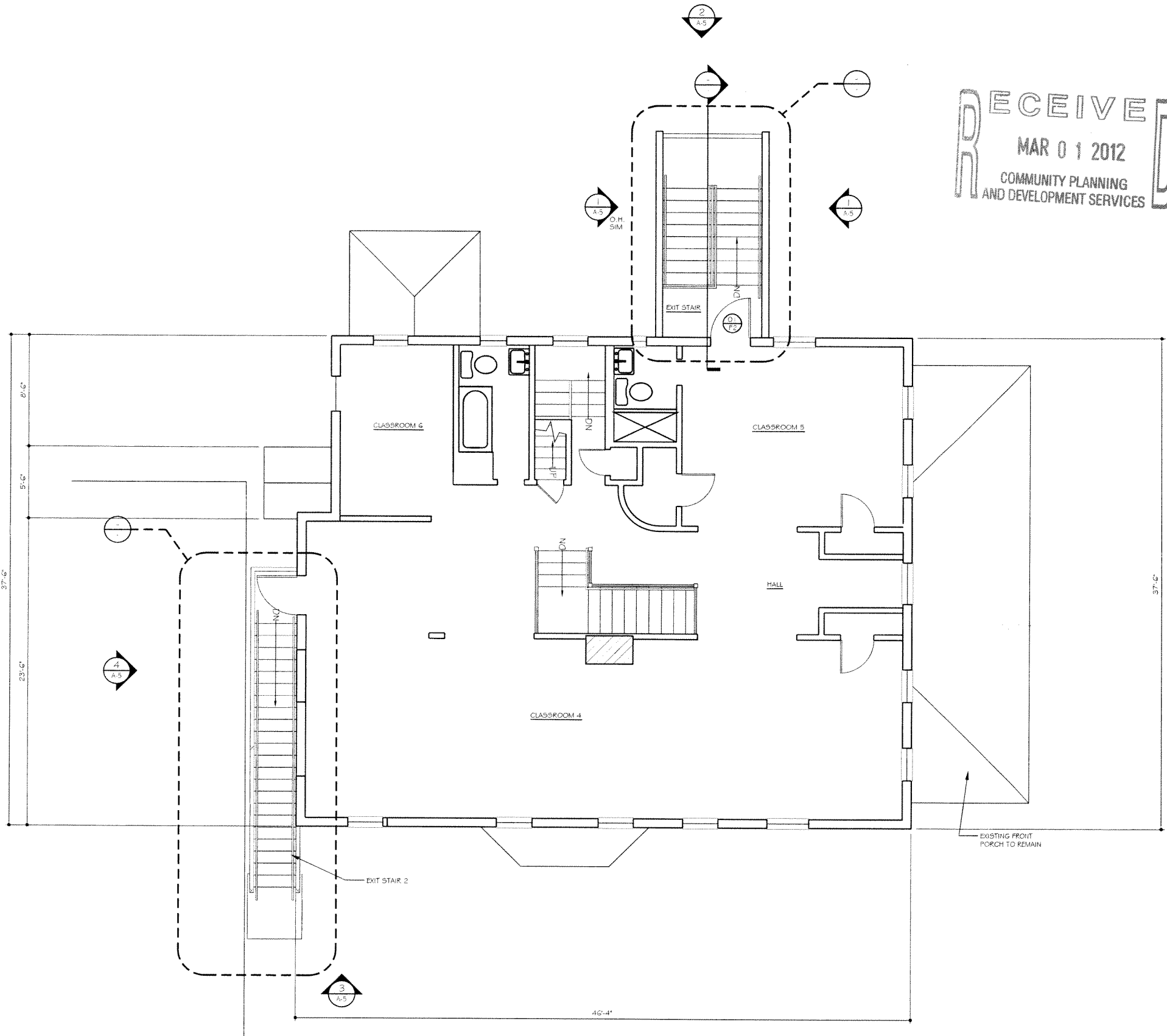
Plans

Scale: As Noted

A-3

2ND FLOOR PLAN

1/4" = 1'-0"



CARPORT NOT SHOWN FOR CLARITY
DOWNSPOUTS NOT SHOWN FOR CLARITY



WEST ELEVATION

4

1/4" = 1'-0"



NORTH ELEVATION

2

1/4" = 1'-0"



SOUTH ELEVATION

3

1/4" = 1'-0"



EAST ELEVATION

Professional Seal
MAR 01 2012
COMMUNITY PLANNING
AND DEVELOPMENT SERVICES
Existing
Elevations

Professional Seal

Project No: 1901

Existing
Elevations

Scale: As Noted

A-4

Attachment 1 ED AP

Architect
4415 Fairfield Dr.
Bethesda, MD 20814
tel: 301.401.9772
e-mail: sss5717@gmail.com

King Farm Day Care Center

1101 Grand Champion Drive
Rockville, MD 20850

FAMILY ACADEMY
OF BETHESDA

I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Maryland,
Licence number 15925
expiration date 11/30/2013

City Submission 09/28/2012

-GARPORT NOT SHOWN FOR CLARITY
-DOWNSPOUTS NOT SHOWN FOR CLARITY



WEST ELEVATION

4

1/4" = 1'-0"



NORTH ELEVATION

2

1/4" = 1'-0"



SOUTH ELEVATION

3

1/4" = 1'-0"



EAST ELEVATION

1

1/4" = 1'-0"

King Farm Day Care Center

1101 Grand Champion Drive
Rockville, MD 20850

FAMILY ACADEMY
OF BETHESDA

I certify that these documents were prepared
or approved by me, and that I am a duly
licensed architect under the laws of the State
of Maryland,
Licence number 15995
expiration date 11/30/2013

RECEIVE
MAR 01 2012
COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

City Submission 09/28/2012

Professional Seal

Project No: 1201

Exit Stair
Elevations

Scale: As Noted

A-5